

## **5-10: I-1 INDUSTRIAL ZONE**

### **B. PERMITTED USES**

The following buildings, structures, and uses of land shall be permitted in the I-I Zone in compliance with the standards and requirements set forth in this ordinance:

1. Warehousing and storage in enclosed buildings.
2. Buildings containing recycling plants to extract useful materials (paper, glass, metals, etc.) from used manufactured goods for reuse, provided there is no outdoor packaging, salvaging, or processing on the property and no odor or blowing material leaving the outer boundaries of the property.
3. Buildings, facilities, and storage yards used in the manufacture of apparel, textiles, and other finished products made from fabrics, leather, or fur, subject to the provisions of zoning section 3-41 for outdoor storage yards.
4. Buildings, facilities, and storage yards used in the manufacture of lumber and wood products, subject to the provisions of zoning section 3-41 for outdoor storage yards.
5. Buildings, facilities, and storage yards used in the fabrication and manufacturing of machinery, electronic components, furniture and fixtures, subject to the provisions of zoning section 3-41 for outdoor storage yards.
6. Rock crushers, buildings, facilities, and storage yards used to mix asphalt, mix concrete or fabricate concrete products, subject to the provisions of zoning section 3-41 for outdoor storage yards.
7. Automobile wrecking and salvage yards, subject to the requirements of zoning section 3-41.
8. Yards for the outdoor storage of heavy equipment, portable structures, contracting equipment, lumber, equipment or vehicular parts, or earth materials (rock, coal, sand, etc.), subject to the requirements of zoning section 3-41.
9. Buildings, facilities, and storage yards for the assembly, storage or repair of construction equipment, subject to the requirements of zoning section 3-41.
10. Buildings, facilities, and storage yards for the repair of automobiles, trucks, and heavy equipment, subject to the requirements of zoning section 3-41.
11. Petroleum storage tanks, facilities, and storage yards (does not include the refining of petroleum and related products), subject to the requirements of zoning section 3-41.
12. Buildings, facilities, and storage yards for the manufacture of bricks, structural clay tile, concrete block and similar components, subject to the requirements of zoning section 3-41.
13. Buildings, facilities, and storage yards for the fabrication and portion control (killing, skinning, and meat cutting) of domestic livestock and poultry, subject to the requirements of zoning section 3-41.

14. Buildings, facilities, and storage yards for the sorting, processing, packaging, and storage of such farm products as meat, pelts, dairy products, grain, fruit, vegetables, ornamental plants and sod, subject to the requirements of zoning section 3-41.
15. Buildings, facilities, and storage yards for the processing, packaging, freezing, or canning of prepared food and meals (but not for on-site retail business), subject to the requirements of zoning section 3-41.
16. Mines, gravel pits, sand pits, clay pits, rock quarries, rock crushers, and appurtenant mine structures and temporary stockpiles, subject to the provisions of zoning section 3-28.
17. The care and keeping of domestic livestock and fowl without restriction as to number; and barns, stables, corrals, feed yards, pens, coops, and other structures for the keeping of such livestock or fowl, subject to the provisions of zoning section 3-19.
18. The raising of mink, beaver, nutria, and similar furbearing animals, and the pens and sheds used in the raising of such animals, subject to the provisions of zoning section 3-19.
19. The production of fruits and crops in the field.
20. Buildings, silos, and other structures for the storage and keeping of farm products and machinery.
21. Dairy farms, including an office or an office structure for the exclusive use of a dairy operation on the same parcel, and buildings and facilities for the process and packaging of milk produced on the premise, subject to the provisions of zoning section 3-19.
22. Apiaries and establishments for extracting and processing honey.
23. Kennels.
24. Fish hatcheries and the raising of fish.
25. Forest and plant nurseries and greenhouses.
26. Botanical gardens and arboretums.
27. Public parks and historical monuments.
28. Landscape parks.
29. Man-made lakes, ponds, dams and other uncovered water impoundments if such are under ten (10) acre feet in capacity and covered water tanks and reservoirs which do not extend over two (2) feet above natural grade.
30. Fences, walls, and landscaping, subject to the conditions set forth in zoning sections 3-20 and 3-21.
31. Signs, subject to the provisions of zoning section 3-37.

31.1 A cellular telephone, radio, television, or other microwave transmission facility which has a license from the Federal Communications Commission or its successor agency.

32. Oil, gas and water wells, and appurtenant pumps and pumphouses.

33. Buildings and appurtenant grounds and facilities, when such are owned and occupied by a governmental agency and used for one or more of the following:

a. Fire and police stations, plus buildings housing ambulance and similar emergency service vehicles and equipment.

b. Buildings and yards for the storage and upkeep of vehicles and equipment required for the maintenance and operation of roads, utility systems and other functions of the governmental entity.

c. Office buildings housing the administrative and governmental activities of the agency; group assembly rooms; and post offices.

34. Office structures, when appurtenant and incidental to a use listed as a permitted or permitted conditional use in the zone.

35. Incidental produce stands not to exceed 600 square feet in area, subject to the provisions of zoning section 3-39.

36. Sexually oriented businesses, which are classified as follows: Adult Arcades; Adult Bookstores, Adult Novelty Stores, Adult Video Stores; Adult Cabarets; Adult Motels; Adult Motion Picture Theaters; Adult Theaters; Escort Agencies; Semi-nude Model Studios; and Sexual Encounter Establishments, as such uses are defined in Article 11-2 of the Utah County Code, subject to the definitions, requirements and provisions, including location requirements, contained in Article 11-2 of the Utah County Code, and subject to the following location and distance requirements:

a. No sexually oriented business shall operate or be established within 500 feet of any of the following:

i. churches, synagogues, mosques, temples, or other buildings used primarily for religious worship and activities;

ii. public or private educational facilities including child day-care facilities, preschools, elementary schools, intermediate schools, and high schools, including school grounds and athletic facilities which are used primarily in connection with school-related activities;

iii. public recreation areas or facilities including but not limited to parks, playgrounds, picnic areas, athletic fields or courts, libraries, public trail systems, community centers, and other analogous facilities;

iv. privately owned amusement parks or recreation facilities.

b. No sexually oriented business shall operate or be established within 500 feet of a boundary of a zoning district which allows residential use as a permitted use.

c. No sexually oriented business shall be located within 500 feet of any other sexually oriented

business.

d. For purposes of these location requirements, measurements shall be made in a straight line, without regard to intervening structures, objects, or boundaries, from the nearest portion of the building or structure which houses the sexually oriented business to the nearest property line of the property in question.